

**TOPIC**

The urban restructuring process focused on the stabilization of the core area of Südstadt and the shifting of excessive housing offers to the suburbs, in order to create there the conditions for a deeper restructuring and large-scale demolition. The first development phases of the new settlement, which are located close to the town centre, were modernised at an early stage and could be considered as stable for a long time. However, it turned out that nowadays the flats do no longer correspond with the current standards which have been achieved in Leinefelde in the meantime, and that the urban structures at the interface between the old village and the new settlement hinder the functional and structural interlinking between these partial areas. The task is to strengthen the interlinking functions and to design high-quality housing.

CONURBATION

The city of Leinefelde is situated at the northwest edge of Thuringia, in the Eichsfeld. The city is a very typical example for the industrial cities, which were conjured up "artificially" and almost "overnight" during the Socialist era. During the 60-ies, as part of the so-called Eichsfeld Plan, a cotton mill with approx. 4,500 employees was built in a former village with approx. 2,250 inhabitants; in the neighbouring village of Deuna, a cement factory with more than 2,000 jobs was constructed. For these workers, a large dwelling area in panel construction was erected in the south of the former village, and a city with more than 16,000 inhabitants developed, of which 90 % lived in the prefabricated high-rise settlement Südstadt (City South). With the reunification, profound social and economic changes took place, which hit the industrial location Leinefelde in particular with unemployment and a loss of inhabitants. However, the city has firmly initiated the necessary transformation process and implemented the measures on a high quality level. The results obtained so far serve as a role model on an international scale.

SITE

The study area forms the interface between the former village and Südstadt. These very different urban structures meet at Konrad-Martin-Strasse, which runs from the east to the west, and encounter one another abruptly. The contrast is even emphasised by embedded, relatively large-scale school buildings and the building of the Road Construction Authority. These areas must be considered in addition to the available building sites, which will be activated when Mühlhäuser Strasse will change from a federal road to a local road after completion of the new ring road. Since Konrad-Martin-Strasse is not connected with Mühlhäuser Strasse, it cannot comply with the important interlinking function. Thus the study area represents a rather remote and impenetrable part of the city, within the inner urban road system, and is characterized by functional and structural ruptures.

Population: 21.421

Study area: 22.1 ha

Project area: 11.3 ha

**PROGRAM**

Ten years after the first reconstruction, the prefabricated buildings along Konrad-Martin-Strasse show conception and qualitative deficits, which make it questionable whether they can be rented in the long run. This is aggravated by the fact that a change of tenant generations following the initial rental is to be expected, which means that a high number of new tenants must be won for this area in the coming years. It seems to be inevitable, that also here, a percentage of the flats must be deconstructed.

The owners of the houses in Konrad-Martin-Strasse need new construction and urban perspectives for a sustainable development of their buildings within the urban restructuring process. The key position of these buildings between the town centre and Südstadt shall be valued as an important site factor. This means that the functionality of this interface must be improved with respect to its interlinking and mediation between the contrasting structural areas. For this, appropriate concepts should be developed.

ISSUES**Social/Functional**

The competition area is to be developed in such a way that it will comply with the requirements of contemporary housing at an attractive and active micro site in the long run. In this respect, the target group of young families with children should be taken into particular consideration.

Sensitive

Following the Leinefelde urban restructuring philosophy, the interface between the town centre and Südstadt should be emphasized and presented in a way that, through the continuity of the development, a special neighbourhood will arise, which draws positive impulses from its location against this spatial and historic background.

Sustainability

A careful but effective adaptation of the existing dwellings, according to the changed requirements, have become the central topic of urban restructuring in Leinefelde. In this respect, high functional and design quality is seen as basic condition for sustainability. The interface between the old village and Südstadt is expected to meet these requirements.



